

AGENDA

REGULAR MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, OCTOBER 24, 2005
7:00 p.m.

City Hall Council Chambers
2263 Santa Clara Avenue, Third Floor
(Corner of Santa Clara Avenue and Oak Street)
ALAMEDA, CA

City Hall will Open at 6:45 p.m.

Please file a speaker's slip if you wish to address the Board. Anyone wishing to address the Board on agenda items or Oral Communications may speak for a maximum of 5 minutes per agenda item when the subject is before the Board. The Board may limit the speakers' time to 3 minutes when five or more speaker's slips are submitted.

1. CONVENE: 7:00 p.m.
2. FLAG SALUTE:
3. ROLL CALL: President Cunningham, Vice-President Cook, Kohlstrand, Lynch, Mariani, McNamara and Piziali.
4. MINUTES: Minutes for the Special meeting of September 29, 2005.
Minutes for the meeting of October 10, 2005.

5. AGENDA CHANGES AND DISCUSSION:

6. ORAL COMMUNICATION:

- * Anyone may address the Board on a topic not on the agenda under this item by submitting a speaker's information slip, subject to the 5 minute time limit.

7. CONSENT CALENDAR:

Consent Calendar items are considered routine and will be enacted, approved or adopted by one motion unless a request for removal for discussion or explanation is received from the Planning Board or a member of the public by submitting a speaker slip for that item.

7-A. **UP05-0014/MDR05-0217 – Li-Sheng Fu & Jim Hom – 2320 Lincoln Avenue (EP). A**

Use Permit to allow outdoor dining at the rear of the building located adjacent to Gim's Chinese Kitchen. The proposed outdoor dining area is approximately 975 square feet in size and will be utilized during normal business hours (between 7 a.m. and 10 p.m.) 7 days a week. Only minor changes are proposed to rehabilitate the exterior of the building. The site is located within a C-C-T, Community Commercial Theater Zoning District. (**Applicant requests continuance to the meeting of November 14, 2005.**)

- 7-B. **DR05-0045, PF05-0001, V05-0008; John Knowles - 2416 Central Avenue (AT).** Applicant requests Major Design Review approval for the construction of a new 5,850 square foot two-story commercial retail/office building in the northeast quadrant of an existing parking lot located between the buildings occupied by the Starbucks cafe and Gallagher and Lindsey offices. The applicant also requests the payment of in-lieu fees and Variance for the additional required parking spaces. The property is located within a C-C T, Community Commercial Theatre Combining District. (**Continued from the meeting of October 10, 2005.**) (**Staff requests continuance to the meeting of November 14, 2005.**)

8. REGULAR AGENDA ITEMS:

- 8-A. **DPA05-0001 and DR05-0089; Bay Ship and Yacht, 2900 Main Street (DG).** The Applicant requests approval of a Development Plan Amendment and Major Design Review. Previous approvals include Development Plan DP85-2, Development Plan Amendment PDA03-005, Use Permit UP03-017 and Major Design Review DR03-0119. The current application includes modifications to some of these earlier approvals. These modifications include: replacement of a proposed fabric covered steel frame structure with a metal building, expansion of this structure by 900 sq. ft.; the construction of a second building of similar design, in an area previously approved as an outdoor work area, that will be used as a boat refit bay; and the construction of a new building housing a lunchroom, supply room and production office. The new buildings would replace other existing facilities, consequently there would not be an increase in project capacity or intensity of use. The project site is zoned General Industrial (Manufacturing) District (M-2).
- 8-B. **Planned Development Amendment PDA05-0004 (DG).** Presentation to the Planning Board concerning proposed expansion of the South Shore Center. The presentation and discussion will focus on project consistency with existing City economic and retail development plans and policies. The purpose of this meeting is for discussion purposes only.

9. WRITTEN COMMUNICATION:

10. BOARD COMMUNICATION:

- a. Oral Status Report regarding the Northern Waterfront Plan (Vice-President Cook).
- b. Oral Status Report regarding the Golf Course Committee (Board Member Piziali).
- c. Oral Status Report regarding the Oakland/Chinatown Advisory Committee (Board

member Mariani).

- d. Oral Status Report regarding the Transportation subcommittee (Board member Kohlstrand).

11. STAFF COMMUNICATION:

12. ADJOURNMENT:

PLEASE NOTE: Appeals of Planning Board decisions are considered by the City Council. Appeals must be filed in the Planning & Building Department in writing stating the basis of appeal with the appeal fee within 10 days of the date of action.

- * Sign language interpreters will be available upon request. Please contact Latisha Jackson, Planning & Building Department, at 510.747.6850 or 510.522.7538 (TDD number) at least 72 hours prior to the meeting to request an interpreter.
- * Accessible seating for persons with disabilities (including those using wheelchairs) is available.
- * Minutes of the meeting are available in enlarged print.
- * Audiotapes of the meeting are available upon request.
- * Please contact Latisha Jackson, Executive Assistant, at 510.747.6850 or 510.522.7538 (TDD number) at least 48 hours prior to the meeting to request agenda materials in an alternative format, or any other reasonable accommodation that may be necessary to participate in and enjoy the benefits of the meeting.